080.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	822,900 / 822,900
					USE VALUE:	822,900 / 822,900
					ASSESSED:	822,900 / 822,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12	-14	BRATTLE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BONHOMME ANTHONY J
Owner 2:	
Owner 3:	
Street 1:	86 PROSPECT STREET
Street 2:	
Twn/City:	SHREWSBURY
St/Prov:	MA Cntry: Own Occ: N
Postal:	01545 Type:

PREVIOUS OWNER

Owner 1:	BONHOMME ANTHONY/TRS/BRAT TRUS -
Owner 2:	-
Street 1:	86 PROSPECT STREET
Twn/City:	SHREWSBURY
St/Prov:	MA Cntry:
Postal:	01545

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2016 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4866.000	426,700		396,200	822,900
Total Card	0.112	426,700		396,200	822,900
Total Parcel	0.112	426,700		396,200	822,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.18 | /Parcel: 408.18

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 49860

GIS Ref

GIS Ref

Insp Date 11/21/18

!6522!

PREVIOUS ASSESSMENT

Parcel ID 080.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	426,700	0	4,866.	396,200	822,900		Year end	12/23/2021
2021	104	FV	407,600	0	4,866.	396,200	803,800		Year End Roll	12/10/2020
2020	104	FV	407,800	0	4,866.	396,200	804,000	804,000	Year End Roll	12/18/2019
2019	104	FV	319,100	0	4,866.	396,200	715,300	715,300	Year End Roll	1/3/2019
2018	104	FV	319,100	0	4,866.	266,000	585,100	585,100	Year End Roll	12/20/2017
2017	104	FV	299,600	0	4,866.	254,700	554,300	554,300	Year End Roll	1/3/2017
2016	104	FV	299,600	0	4,866.	232,100	531,700	531,700	Year End	1/4/2016
2015	104	FV	267,400	0	4,866.	186,800	454,200	454,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:03:04

LAST REV

Date	Time
07/22/19	14:28:14
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6522

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BONHOMME ANTHON	36243-564		8/27/2002	Family	1	No	No		
BONHOMME ANTHON	31067-240		1/20/2000	Family	99	No	No	4	
BONHOMME GIOVAN	25083-26		12/27/1994		125,000	No	No		A

USER DEFINED

Prior Id # 1:	49860
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/17/2018	1186	Insulate	7,640	C				
7/13/2018	969	Redo Kit	51,000	C				
6/27/2006	523	Siding	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/21/2018	MEAS&NOTICE	CC	Chris C
2/5/2009	Meas/Inspect	189	PATRIOT
3/14/2007	External Ins	BR	B Rossignol
11/9/2000	Inspected	264	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Measured	277	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4866		Sq. Ft.	Site		0	70.	1.16	11									396,185						396,200	

Total AC/HA:	0.11171	Total SF/SM:	4866	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	396,185	Spl Credit		Total:	396,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.17083335
Const Adj.:	0.98000199
Adj $ / SQ:	206.535
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	618436
Depreciation:	191715
Depreciated Total:	426721

COMMENTS

SAW 1ST FLOOR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

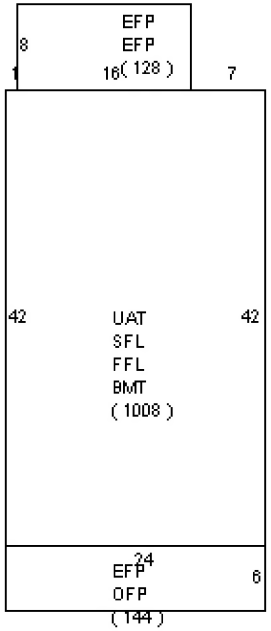
No Unit	RMS	BRS	FL
2	5	2	1
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	206.54
Special Features:	0	Val/Su Net:	111.70
Final Total:	426700	Val/Su SzAd	211.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	61.960	62,456
FFL	First Floor	1,008	206.540	208,188
SFL	Second Floor	1,008	206.540	208,188
EFP	Enclos Porch	400	33.350	13,340
UAT	Upper Attic	252	82.610	20,819
OFP	Open Porch	144	27.400	3,945

Net Sketched Area:	3,820			Total:	516,936
Size Ad	2016	Gross Area	4576	FinArea	2016

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

080.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	